

096.0

0002

0002.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,050,700 / 1,050,700

ASSESSED:

1,050,700 / 1,050,700


Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		UPLAND RD WEST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BELDEN STUART L & CHARLENE M	
Owner 2: TRS/ STUART L BELDEN 2013 FMLY	
Owner 3: CHARLENE M BELDEN 2013 FMLY TR	

Street 1: 3 UPLAND RD W

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: BELDEN STUART L--ETAL -

Owner 2: BELDEN CHARLENE M -

Street 1: 3 UPLAND RD W

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .192 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1933, having primarily Wood Shingle Exterior and 2947 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8355		Sq. Ft.	Site		0	70.	0.80	4									469,453						469,500	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							8355.000		580,800		400		469,500		1,050,700						62728	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					11/16/18	

USER DEFINED

Prior Id # 1:	62728
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	06:17:04
LAST REV	
Date	Time
05/07/19	14:54:13
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr		Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Parcel ID
2022		101	FV	580,800	400	8,355.	469,500	1,050,700		Year end	12/23/2021	096.0-0002-0002.0
2021		101	FV	546,100	400	8,355.	469,500	1,016,000		Year End Roll	12/10/2020	
2020		101	FV	546,100	400	8,355.	469,500	1,016,000		Year End Roll	12/18/2019	
2019		101	FV	455,400	400	8,355.	469,500	925,300	925,300	Year End Roll	1/3/2019	
2018		101	FV	455,400	400	8,355.	402,400	858,200	858,200	Year End Roll	12/20/2017	
2017		101	FV	455,400	400	8,355.	375,600	831,400	831,400	Year End Roll	1/3/2017	
2016		101	FV	455,400	400	8,355.	321,900	777,700	777,700	Year End	1/4/2016	
2015		101	FV	404,400	500	8,355.	288,400	693,300	693,300	Year End Roll	12/11/2014	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BELDEN STUART L	61826-250		5/20/2013	Convenience		1	No	No	
	12204-411		5/15/1972		43,000	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/17/2018	644	Re-Roof	12,500	C				
1/10/2001	16	Redo Kit	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2018	MEAS&NOTICE	CC	Chris C
2/13/2009	Meas/Inspect	189	PATRIOT
11/15/1999	Inspected	267	PATRIOT
11/8/1999	Mailer Sent		
10/18/1999	Measured	256	PATRIOT
12/1/1981		CM	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION

Type:	97 - Tudor
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	8 - Brick Veneer 20%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

BATH FEATURES

Full Bath:	1	Rating: Good	OF=SINK IN BMT & XTRA SHOWER IN FBTH.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating: Good	
A HBth:		Rating:	
OthrFix:	2	Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 6	BRs: 3
	Baths: 1	HB: 1

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
	1 6 3

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M

GENERAL INFORMATION

Grade:	B - Good
Year Blt:	1933
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G4
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 15%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	18.6	%

CALC SUMMARY

Basic \$ / SQ:	135.00
Size Adj.:	1.14249527
Const Adj.:	0.99436146
Adj \$ / SQ:	153.367
Other Features:	96000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	713534
Depreciation:	132717
Depreciated Total:	580817
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	1.00
Special Features:	0
Final Total:	580800
Before Depr:	203.98
Val/Su Net:	151.72
Val/Su SzAd:	272.42

MOBILE HOME

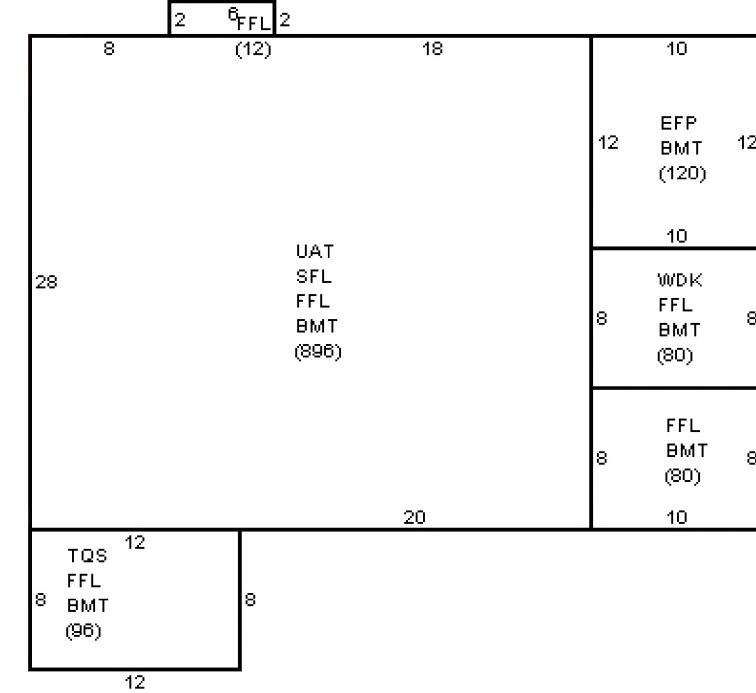
Make:	
Model:	
Serial #:	
Year:	
Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X10	A	AV	1982	6.00	T	29.6	101			400			400

COMMENTS

OF=SINK IN BMT & XTRA SHOWER IN FBTH.

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,272	64.760	82,374	BMT	100	RRM	50	G	
FFL	First Floor	1,164	153.370	178,519	UAT	100	FLA	80	G	
SFL	Second Floor	896	153.370	137,417						
UAT	Upper Attic	224	106.740	23,911						
EFP	Enclos Porch	120	49.630	5,956						
WDK	Deck	80	15.910	1,273						
TQS	3/4 Story	72	153.370	11,042						
	Net Sketched Area:	3,828	Total:	440,492						
	Size Ad	2132	Gross Area	4524	FinArea	2947				

IMAGE

AssessPro Patriot Properties, Inc